



Bond
Oxborough
Phillips

Changing Lifestyles

1 South View
Pyworthy
Holsworthy
Devon
EX22 6SW

Guide Price: £300,000



Changing Lifestyles

01409 254 238
holsworthy@bopproperty.com

1 South View, Pyworthy, Holsworthy, Devon, EX22 6SW



- 4 BEDROOMS
- PERIOD RESIDENCE
- SOUGHT AFTER VILLAGE LOCATION
- STUNNING VIEWS TOWARDS DARTMOOR
- GENEROUS SIZE GARDENS
- OFF ROAD PARKING
- 2 RECEPTION ROOMS
- LOFT ROOM
- EPC: TBC
- Council Tax Band: C



Changing Lifestyles

01409 254 238
holsworthy@boproperty.com

Overview

Occupying a fantastic position within this highly sought after Village with breath taking views over to Dartmoor and the surrounding countryside. This superb period residence offers 3 double bedrooms and 2 reception rooms with a generous size garden and off road parking. The property is well presented throughout and has retained many original character features.

Location

1 South View enjoys a prime location towards the edge of the village and is within a level walk of the centre with its Popular and award winning pub and restaurant, and Village Hall. The bustling market town of Holsworthy is some 2 miles distant and caters well for its inhabitants with a comprehensive range of local and national shops, including a Waitrose supermarket, together with many amenities including regular bus services, library, park, health centre, indoor heated swimming pool, sports hall, bowling green, golf course, etc. Bude on the North Cornish coastline, famous for its safe, sandy, surfing beaches and wider range of shopping facilities, is some 9 miles distant, whilst for those wishing to travel further afield, Okehampton, the 'gateway to Dartmoor' is some 20 miles distant and offers a direct dual carriageway connection to the Cathedral City of Exeter with its inter-city rail and motorway links being some 40 miles distant.

Kitchen - 11'5" x 10'6" (3.48m x 3.2m)

A fitted kitchen comprises a range of base and wall mounted units with work surfaces over incorporating a 1 1/2 stainless steel sink unit with mixer tap. Built in double oven with 4 ring electric hob and extractor system over. Space for tall fridge/freezer. Plumbing and recess for washing machine. Windows to front and side elevations. Door to side. Understairs pantry area.

Dining Room - 12'7" x 12'7" (3.84m x 3.84m)

A characterful room with large feature fireplace with a timber mantle, and recessed cupboards. Ample space for a large dining room table and chairs. Window to front elevation.

Living Room - 13'5" x 9'6" (4.1m x 2.9m)

A cosy room with a tiled feature fireplace housing an open fire. Archway through to-

Conservatory - 18'6" x 6'10" (5.64m x 2.08m)

A stunning room overlooking the rear gardens with superb far reaching views beyond.

First Floor

Bedroom 1 - 12'6" x 10'4" (3.8m x 3.15m)

A double bedroom with window to front elevation.

Bedroom 2 - 11'10" x 11'5" (3.6m x 3.48m)

A double bedroom with window to rear elevation benefiting from beautiful panoramic views.

Bedroom 3 - 11'6" x 10'5" (3.5m x 3.18m)

A double bedroom with window to front elevation.

Bathroom - 8'2" x 6'2" (2.5m x 1.88m)

A well presented fitted suite comprises an enclosed panelled bath with a power shower over. Close coupled WC and wash hand basin. Window to rear elevation.

Second floor

Bedroom 4 - 10'10" x 9'10" (3.3m x 3m)

Currently uses as an informal bedroom with a skylight window to rear elevation.

Loft Room - 10' x 7' (3.05m x 2.13m)

Accessed via ladder stairs with a rail, skylight window to rear elevation.

Outside - The property has a driveway at the bottom of the garden providing ample off road parking. The front has a pedestrian gate that leads through a pretty front garden, with attractive planting, and a lovely sheltered seating area. The rear gardens are a generous size and boast superb views over the farmland to the rear and beyond to Dartmoor in the distance. The gardens are principally laid to lawn with a mix of mature shrubs and planting. Log store and timber garden shed.

Services - Mains electricity and water, private drainage, oil fired central heating.

Directions

From Holsworthy proceed along Bodmin Street signed Pyworthy/North Tamerton, and after about 0.75 miles at the bottom of the hill on the outskirts of Holsworthy, proceed over a small bridge and turn right signed Derriton/Pyworthy. Follow this road into the village of Pyworthy and in the centre of the village turn left signed North Tamerton. Follow this road for about 300 yards where No.1 will be found on the right hand side with a Bond Oxborough Phillips 'For Sale' notice clearly displayed.

1 South View, Pyworthy, Holsworthy, Devon, EX22 6SW



Floorplan



Total area: approx. 126.5 sq. metres (1361.1 sq. feet)

Bond Oxborough Phillips - Not to Scale
Plan produced using PlanUp.



We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01409 254 238
holsworthy@boproperty.com